



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, JUNE 3, 2014
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Joel Spoon/Stonehaven Annexation) Melissa Begley
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Joel Spoon/Stonehaven Annexation) Melissa Begley
- C. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RS3" (RESIDENTIAL: SINGLE-FAMILY 3)." (Joel Spoon / Stonehaven Rezoning) Melissa Begley

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1 ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Applied Laboratories, Inc.) Clark Greiner

- B. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Gateway Apartments Rezoning) Melissa Begley
- C. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "P" (PUBLIC/SEMI-PUBLIC FACILITIES)." (Fraternal Order of Police Rezoning) Melissa Begley
- D. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "CR" (COMMERCIAL: REGIONAL CENTER)." (Kroger Rezoning) Melissa Begley
- E. Reading of a Resolution entitled "RESOLUTION NO. ____, 2014, A RESOLUTION ADOPTING THE COLUMBUS, INDIANA FLOOD RISK MANAGEMENT PLAN." Thom Weintraut
- F. Reading of a Resolution entitled "RESOLUTION NO. ____, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET." Matt Caldwell
- G. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell
- H. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AMENDED FROM ORDINANCE NO. 3, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014." Mayor Brown

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
 - 1.) Riverboat Fund Transfer for Paramedic Training –
Matt Caldwell
- C. The next regular meeting is scheduled for **Tuesday, June 17, 2014, 6:00 p.m. in City Hall.**
- D. Adjournment



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: May 27, 2014
RE: ANX-14-02 (*Joel Spoon / Stonehaven Annexation*)

Indiana law requires that the City Council adopt a "fiscal plan" by resolution in association with, and prior to any annexation. Please recall that the fiscal plan for the Joel Spoon / Stonehaven annexation was previously included with your materials on the request. Attached are the fiscal plan resolution and a duplicate copy of the fiscal plan document, for your reference. This resolution will appear on the agenda for the June 3, 2014 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact the Planning Department with any questions you may have.

RESOLUTION NO.: _____, 2014

**A RESOLUTION ADOPTING A FISCAL PLAN
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS**

**To be known as the: Joel Spoon / Stonehaven Annexation
Plan Commission Case No.: ANX-14-02**

WHEREAS, a petition has been filed by Joel Spoon for the annexation of certain property to the City of Columbus; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

WHEREAS, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the Fiscal Plan for the "Joel Spoon / Stonehaven" annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen Brown
Mayor of the City of Columbus, Indiana

ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-02 To be known as: "Stonehaven"

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: The northwest corner of the intersection of Goeller Road and County Road 350 West (Columbus Township).

Size: +/- 13.65 acres (0.021 square miles) including approximately 13.46 acres of developable property and approximately 0.19 acres of public right-of-way.

Zoning: AP (Agriculture: Preferred District)

Zoning (Proposed): RS3 (Residential: Single-Family 3)

Land Use: Current – Agriculture / Projected – Single-Family Residential

Population: Current - 0 / Projected – between 60 and 161 [based on the U.S. Census Bureau's 2012 statistic of 2.4 for average 'Persons per Household' in the City of Columbus and the proposed density (25 units) and maximum density allowed (67 units) on the 13.46 acre development site]

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 12.6% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$11,800

Current City Tax Rate (2013 payable 2014): \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$133.47

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. A review of the NAV of the single-family residential properties in the Tipton Lakes and Terrace Lake Road areas in Columbus reveals an average NAV of \$927,328 per acre for similarly developed properties. Assuming that approximately 20% of the subject property will be devoted to streets and other non-taxable infrastructure, a total of 10.77 acres could be developed. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$9,987,323

Assumed Future City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$112,967

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities, and other infrastructure will be completed by the developer at the time the property is converted from agricultural to residential use, consistent with the policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

The Police Department states there will be little or no impact to the department with the annexation of this property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

The Fire Department reports no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation by the City Services Department. However, the City Engineer's office states that there will be 396 feet of frontage on County Road 350 West and 346 feet of frontage on Goeller Road and that represent a 0.05% increase in the City's street inventory. The estimated cost for street maintenance, sign replacement, and snow removal can be prorated based upon the City's current budget amounts for those items. No new street lights are anticipated at this time. Overlay cost for the existing streets would be approximately \$12,000 at today's prices; which calculates to an approximate annual cost of \$1,300 based on a 3% interest rate and an 8 year overlay cycle.

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

City Utilities reports that there is public sewer and water available to this property.

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$1,300
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: April 29, 2014

RE: ANX-14-02 (Joel Spoon / Stonehaven Annexation)
RZ-14-04 (Joel Spoon / Stonehaven Rezoning)

At its April 9, 2014 meeting, the Columbus Plan Commission reviewed the above referenced applications (an annexation and a rezoning request involving the same property) and forwarded both to the City Council with favorable recommendations. The Plan Commission vote on each request was 8 in favor and 0 opposed.

Joel Spoon is proposing that an approximately 13.46 acre property adjacent to the City limits and generally located at the northwest corner of Goeller Road and County Road 350 West be annexed to the City. The applicant is also asking that the property be rezoned from AP (Agriculture: Preferred) to RS3 (Residential: Single-family 3) for the purpose of developing a subdivision of approximately 25 single-family homes. The annexation area is a total of approximately 13.65 acres and includes the 13.46 property (which includes not previously dedicated half right-of-way along Goeller Road and 350 West) and approximately 0.19 acres of right-of-way representing the east half of County Road 350 West along the subject property's frontage.

The annexation request qualifies as a "voluntary annexation" and is subject to the requirements of IC 36-4-3-5.1. Based on the requirements of the Indiana Code for the annexation request the schedule for the consideration of both of these items will be as follows:

1. Annexation Ordinance Public Hearing / Rezoning First Reading:
May 7, 2014 Council Meeting
2. Adoption of Annexation Fiscal Plan Resolution and Ordinance / Rezoning Second Reading:
June 3, 2014 Council Meeting
3. 30-day Annexation Waiting Period
Ends on approximately July 5, 2014

Several owners of neighboring property located along County Road 350 West spoke on these requests at the April 9 Plan Commission meeting. They described 350 West as a narrow, hilly and heavily traveled road and were concerned about the additional traffic this new development would create and the safety of its 350 West entrance. They indicated that speeding was a frequent problem on this road. Those who spoke noted that 350 West is used by residents of the City's west side to access State Road 46 by car and by residents of the Westwood Pines Apartments to access the Tipton Lakes walking trails by foot and bike. They also had concerns about the confusion that might result from 350 West being partially in the City and partially in the County's jurisdiction. The Plan Commission noted that the developer would be responsible for widening and improving the new subdivision's 350 West frontage as part of their development. The Plan Commission also noted that the incremental improvement of streets and

annexation of road segments was a typical part of the development process. The Plan Commission also asked the Planning Department staff to convey the residents' concerns about 350 West to the appropriate County officials.

These annexation and rezoning requests are two completely separate actions and should be voted on as such by the City Council. The supporting materials for these requests have been combined for the sake of efficiency. The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the annexation fiscal plan,
3. the resolution certifying the action of the Plan Commission on the annexation,
4. the proposed ordinance approving the rezoning,
5. the resolution certifying the action of the Plan Commission on the rezoning,
6. a copy of the Planning Department staff report provided for the April 9 Plan Commission meeting,
7. a location map showing the site in relation to the current City limits and surrounding zoning, and
8. a conceptual plan of the proposed development provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Joel Spoon / Stonehaven Annexation
Plan Commission Case No.: ANX-14-02**

WHEREAS, a petition has been filed by Joel Spoon for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on April 9, 2014, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 13.65 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 28. TOWNSHIP 9 NORTH, RANGE 5 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 00°50'48" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER QUARTER AND COUNTY ROAD 350 WEST A DISTANCE OF 664.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'26" WEST A DISTANCE OF 973.23 FEET; THENCE SOUTH 00°28'08" EAST A DISTANCE OF 923.71 FEET TO THE CENTER OF GOELLER ROAD; THENCE NORTH 65°45'25" EAST ALONG SAID ROAD A DISTANCE OF 54.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN "GRAHAM ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "R", PAGE 255C; THENCE NORTH 00°28'08" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 427.52 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 85°24'12" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 928.18 FEET TO EAST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 28, AND COUNTY ROAD 350 WEST; THENCE NORTH 00°50'48" WEST ALONG SAID EAST LINE AND ROAD A DISTANCE OF 396.41 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRES, MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

ALSO:

A PART OF LOT 1 OF THE GRAHAM ADMINISTRATIVE SUBDIVISION AS RECORDED IN PLAT BOOK "R", PAGE 255C, AND AS INSTRUMENT NUMBER 2011-5344, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 85°24'12" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1 DISTANCE OF 403.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°24'12" WEST A DISTANCE OF 380.67 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00°28'08" EAST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 427.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE NORTH 65°45'25" EAST ALONG THE SOUTH LINE OF SAID LOT (AND ALONG GOELLER ROAD) A DISTANCE OF 130.73 FEET; THENCE NORTH 69°16'07" EAST A DISTANCE OF 160.71 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 113.69 FEET TO THE PT THEREOF (SAID CURVE HAVING A RADIUS OF 1892.84 FEET, A CHORD BEARING OF NORTH 73°32'43" EAST AND A CHORD DISTANCE OF 113.67 FEET); THENCE NORTH 00°28'08" WEST A DISTANCE OF 315.26 FEET TO THE POINT OF BEGINNING, CONTAINING 3.18 ACRES MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

ALSO:

ALL PORTIONS OF THE RIGHT-OF-WAY OF GOELLER ROAD AND COUNTY ROAD 350 WEST ADJACENT TO THE ABOVE DESCRIBED PROPERTY.

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen Brown
Mayor of the City of Columbus, Indiana

ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-02 To be known as: "Stonehaven"

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: The northwest corner of the intersection of Goeller Road and County Road 350 West (Columbus Township).

Size: +/- 13.65 acres (0.021 square miles) including approximately 13.46 acres of developable property and approximately 0.19 acres of public right-of-way.

Zoning: AP (Agriculture: Preferred District)

Zoning (Proposed): RS3 (Residential: Single-Family 3)

Land Use: Current – Agriculture / Projected – Single-Family Residential

Population: Current - 0 / Projected – between 60 and 161 [based on the U.S. Census Bureau's 2012 statistic of 2.4 for average 'Persons per Household' in the City of Columbus and the proposed density (25 units) and maximum density allowed (67 units) on the 13.46 acre development site]

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 12.6% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$11,800

Current City Tax Rate (2013 payable 2014): \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$133.47

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. A review of the NAV of the single-family residential properties in the Tipton Lakes and Terrace Lake Road areas in Columbus reveals an average NAV of \$927,328 per acre for similarly developed properties. Assuming that approximately 20% of the subject property will be devoted to streets and other non-taxable infrastructure, a total of 10.77 acres could be developed. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$9,987,323

Assumed Future City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$112,967

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities, and other infrastructure will be completed by the developer at the time the property is converted from agricultural to residential use, consistent with the policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

The Police Department states there will be little or no impact to the department with the annexation of this property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

The Fire Department reports no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation by the City Services Department. However, the City Engineer's office states that there will be 396 feet of frontage on County Road 350 West and 346 feet of frontage on Goeller Road and that represent a 0.05% increase in the City's street inventory. The estimated cost for street maintenance, sign replacement, and snow removal can be prorated based upon the City's current budget amounts for those items. No new street lights are anticipated at this time. Overlay cost for the existing streets would be approximately \$12,000 at today's prices; which calculates to an approximate annual cost of \$1,300 based on a 3% interest rate and an 8 year overlay cycle.

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

City Utilities reports that there is public sewer and water available to this property.

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$1,300
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

RESOLUTION: ANX-14-02

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-14-02 (Joel Spoon / Stonehaven),
a proposal to annex +/-13.65 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Joel Spoon, with the permission of Beth Quick; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

WHEREAS, the Plan Commission did, on April 9, 2014, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 13.65 acres located generally on the northwest corner of the intersection of Goeller Road and County Road 350 West) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF APRIL, 2014 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.

Signed copy on file in the Planning Department

Roger Lang, President

ATTEST:

Signed copy on file in the Planning Department

David L. Fisher, Secretary

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "AP" (AGRICULTURE: PREFERRED)
TO "RS3" (RESIDENTIAL: SINGLE-FAMILY 3)**

**To be known as the: Joel Spoon / Stonehaven Rezoning
Plan Commission Case No.: RZ-14-04**

WHEREAS, this rezoning was requested by Joel Spoon and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on April 9, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "AP" (Agriculture: Preferred) to "RS3" (Residential: Single-family 3):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 28. TOWNSHIP 9 NORTH, RANGE 5 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 00°50'48" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER QUARTER AND COUNTY ROAD 350 WEST A DISTANCE OF 664.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'26" WEST A DISTANCE OF 973.23 FEET; THENCE SOUTH 00°28'08" EAST A DISTANCE OF 923.71 FEET TO THE CENTER OF GOELLER ROAD; THENCE NORTH 65°45'25" EAST ALONG SAID ROAD A DISTANCE OF 54.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN "GRAHAM ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "R", PAGE 255C; THENCE NORTH 00°28'08" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 427.52 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 85°24'12" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 928.18 FEET TO EAST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 28, AND COUNTY ROAD 350 WEST; THENCE NORTH 00°50'48" WEST ALONG SAID EAST LINE AND ROAD A DISTANCE OF 396.41 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRES, MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

ALSO:

A PART OF LOT 1 OF THE GRAHAM ADMINISTRATIVE: SUBDIVISION AS RECORDED IN PLAT BOOK "R", PAGE 255C, AND AS INSTRUMENT NUMBER 2011-5344, In THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 85°24'12" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1 DISTANCE OF 403.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°24'12" WEST A DISTANCE OF 380.67 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00°28'08" EAST ALONG THE WEST

LINE OF SAID LOT A DISTANCE OF 427.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 65°45'25" EAST ALONG THE SOUTH LINE OF SAID LOT (AND ALONG GOELLER ROAD) A DISTANCE OF 130.73 FEET; THENCE NORTH 69°16'07" EAST A DISTANCE OF 160.71 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 113.69 FEET TO THE PT THEREOF (SAID CURVE HAVING A RADIUS OF 1892.84 FEET, A CHORD BEARING OF NORTH 73°32'43" EAST AND A CHORD DISTANCE OF 113.67 FEET); THENCE NORTH 00°28'08" WEST A DISTANCE OF 315.26 FEET TO THE POINT OF BEGINNING, CONTAINING 3.18 ACRES MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

CONTIANING 13.46 ACRES, MORE OR LESS.

SECTION 2: Commitment(s)

No commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion ordinance ____, 2014 annexing the subject property to the City of Columbus is filed and recorded.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2014 at ____ o'clock ____ m., by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the ____ day of _____, 2014 at ____ o'clock ____ m.

Kristen Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-04

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-14-04
(Joel Spoon / Stonehaven Rezoning),
a proposal to rezone +/-13.46 acres from
AP (Agriculture: Preferred) to RS3 (Residential: Single-family 3)

WHEREAS, the Plan Commission has received the application referenced above from Joel Spoon; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on April 9, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 13.46 acres located generally at the northwest corner of the intersection of Goeller Road and County Road 350 West) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF APRIL, 2014 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.

Signed copy on file in the Planning Department
Roger Lang, President

ATTEST:

Signed copy on file in the Planning Department
David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (April 9, 2014 Meeting)

Docket No. / Project Title: ANX-14-02 & RZ-14-04 (Stonehaven)
Staff: Thom Weintraut

Applicant: Joel Spoon
Property Size: 13.46 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RS3 (Residential: Single-Family 3)
Location: Northwest corner of the intersection of Goeller Road and County Road 350 West in Columbus Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of developing a single-family residential subdivision consisting of 25 lots.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the property a logical and appropriate addition to the City of Columbus?
2. Is RS3 (Residential: Single-Family 3) zoning district appropriate for this area?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 14.8% contiguous to the City of Columbus and therefore meets the minimum requirement of being 12.5% contiguous as defined by IC 36-4-3-1.5. The location of the property will facilitate efficient provision of city services.

Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend conditions or commitments be attached to the re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 14.8% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Re-Zoning):

Indiana law and the Columbus Zoning Ordinance require the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use for this area as residential. The property is adjacent to residential use which is consistent with the Comprehensive Plan's encouragement of orderly growth where city services can readily be provided. The property is located less than 1/2 of a mile from State Road 46 / Jonathan Moore Pike which provides access to commercial goods and services nearby such as Westhill Shopping Center and development around the I-65 and Jonathan Moore Pike interchange. In addition, there is a sidepath on the south side of Goeller Road which provides a connection to the People Trail located at the intersection of Goeller Boulevard and Jonathan Moore Pike. The site is also approximately 1/2 mile from Oakbrook Park to the west and Harrison Park to the southeast.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The site is located adjacent to the north of Tipton Lakes, an area consisting of single-family residential homes on similar sized lots. To the north and east of the subject property, the surrounding development is larger lot residential development, to the west there are large parcels of property with single-family dwellings and woodlands, and further to the west approximately 1/2 mile is the Oakbrook Park and subdivision which are part of the City of Columbus. The proposed development should be consistent with the surrounding structures and character.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies residential for the use the property and surrounding area. The property is located near good and services, a park, recreation facilities, and adjacent to both an arterial and collector streets and, therefore, appropriate to higher density residential development.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The property values throughout the City of Columbus should not be impacted in a negative way if the zoning were approved. The proposed development is in character with the surrounding properties and is within an area where single-family residential use is dominant and therefore surrounding properties values should not be impacted.

Responsible growth and development.

Preliminary Staff Comments: The property is in a predominately single-family residential area. This parcel is in an area surrounded by the City of Columbus on the east, south, and west and, therefore, is an ideal parcel for development. There are city services readily available and the infrastructure in place to support residential development and thereby reflects responsible growth and development.

Current Property Information:	
Existing Land Use:	Agriculture/pasture.
Existing Site Features:	The site is primarily open grassland with medium dense woodland on the northwest portion of the property and a few individual red cedar trees on the southeast portion. There is a small stream that runs across the southwest edge of the property.
Flood Hazards:	There are no mapped flood hazards on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None.
Vehicle Access:	The property has access to Goeller Road (Residential, Suburban Minor Arterial) and County Road 350 West (Residential, Suburban, Collector). There is a new local street (Stonehaven Lane) proposed as part of the subdivision.

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AG (Agriculture: Preferred)	Single-family residential
South:	RS3 (Residential: Single-Family 3)	Single-family residential and North Lake at Tipton Lakes.
East:	AG (Agriculture: Preferred)	Single-family residential Mt. Pleasant Christian Church
West:	AG (Agriculture: Preferred)	Single-family residential

Zoning District Summary (Existing / Proposed):

	Existing Zoning: AG	Proposed Zoning: RS3
Zoning District Intent:	<p>This AP, Agriculture Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.</p>	<p>The RS3, Single-Family Residential zoning district is intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services. Development in the zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.</p> <p>In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p>

Permitted Uses:	<ul style="list-style-type: none">• Farm (General)• Single-Family Dwelling• Nature Preserve / Conservation Area	<ul style="list-style-type: none">• Single-family dwellings• Nature preserve / conservation area.
Water and Sewer Service:	Not Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 1 acre or as required to provide two viable septic system sites</p> <p>Maximum Lot Coverage: Agricultural Structures: None Non-Agricultural Structures: 35%</p>	<p>Maximum Gross Density: 5 Dwelling Units per Acre</p> <p>Minimum Lot Area: 7200 Sq. ft.</p> <p>Minimum Lot Width: 60 feet</p> <p>Minimum Lot Frontage 35 feet</p> <p>Maximum Lot Coverage: 40%</p>

<p>Setbacks Required:</p> <p>Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</p>	<p>Side and Rear Yard Setback:</p> <p>Agricultural Structure: 30 feet</p> <p>Primary Structure: 30 feet*</p> <p>Accessory Structure: 15 feet*</p> <p>*5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p> <p>Front Yard Setback (for Carr Hill Road, a Collector Street):</p> <p>Collector Street: 25 feet</p>	<p>Side Yard Setback:</p> <p>Primary Structure: 5 feet</p> <p>Accessory Structure: 5 feet</p> <p>Rear Yard Setback:</p> <p>Primary Structure: 5 feet</p> <p>Accessory Structure: 5 feet</p> <p>Front Yard Setback:</p> <p>Goeller Road (Minor Arterial):</p> <p>50 feet</p> <p>County Road 350 West (Collector)</p> <p>15 feet*</p> <p>Stonehave Lane (Local)</p> <p>10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street.</p>
<p>Height Restrictions:</p>	<p>Primary Structure:</p> <p>Agricultural Structure: None</p> <p>Primary Structure: 40 feet</p> <p>Accessory Structure:</p> <p>35 feet</p>	<p>Primary Structure:</p> <p>40 feet</p> <p>Accessory Structure:</p> <p>25 feet or the height of the primary structure on the property, whichever is less.</p>
<p>Floor Area Requirements:</p>	<p>Minimum Living Area per Dwelling:</p> <p>1,000 square feet</p>	<p>Minimum Living Area per Dwelling:</p> <p>1,000 square feet</p>
<p>Signs:</p>	<p>Wall Signs: Not permitted</p> <p>Freestanding Signs: Not permitted</p>	<p>Wall Signs: Not permitted</p> <p>Freestanding Signs: Freestanding signs are not permitted for multi-family residential developments. Instead, these developments are permitted to install two Development Entry Signs per public street access point. Each Development Entry Sign can have a maximum area of 32 square feet and a maximum overall height of 6 feet.</p>

Interdepartmental Review:	
City Engineering:	<p>The site has 396' of frontage on County Road 350 W, and 346' of frontage on Goeller Road, totally 742'. Goeller is an existing residential arterial street, and 350 W is an existing residential collector street. Both sections of roadway join county roads at each end. Both roads are substandard in width and do not have curbs. 742' represents a 0.0539% increase in the City's street inventory.</p> <p>Estimated cost for street maintenance, sign replacement, and snow removal can be prorated based on the City's current budget amounts for those items. No new street lights are anticipated at this time.</p> <p>Overlay cost for existing streets would be approximately \$12,000 at today's prices; which calculates to an approximate annual cost of \$1,300, based on a 3% interest rate and a 8 year overlay cycle.</p>
City Utilities:	Water is available along the south side of Goeller Road and sewer crosses the property on the Northwest Corner.
Parks Department:	No comments received.
Community Development:	No concerns.
MPO:	No comments received.
Police Department:	No concerns.
Fire Department:	There are no issues with the requested annexation or rezoning.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
2. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
3. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
5. **GOAL A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
6. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.

7. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
8. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
9. **POLICY D-1-1:** Promote orderly housing expansion in location where the city's infrastructure and services have capacity to accommodate the growth.
10. **POLICY D-1-3:** Encourage development adjacent to already developed areas.

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

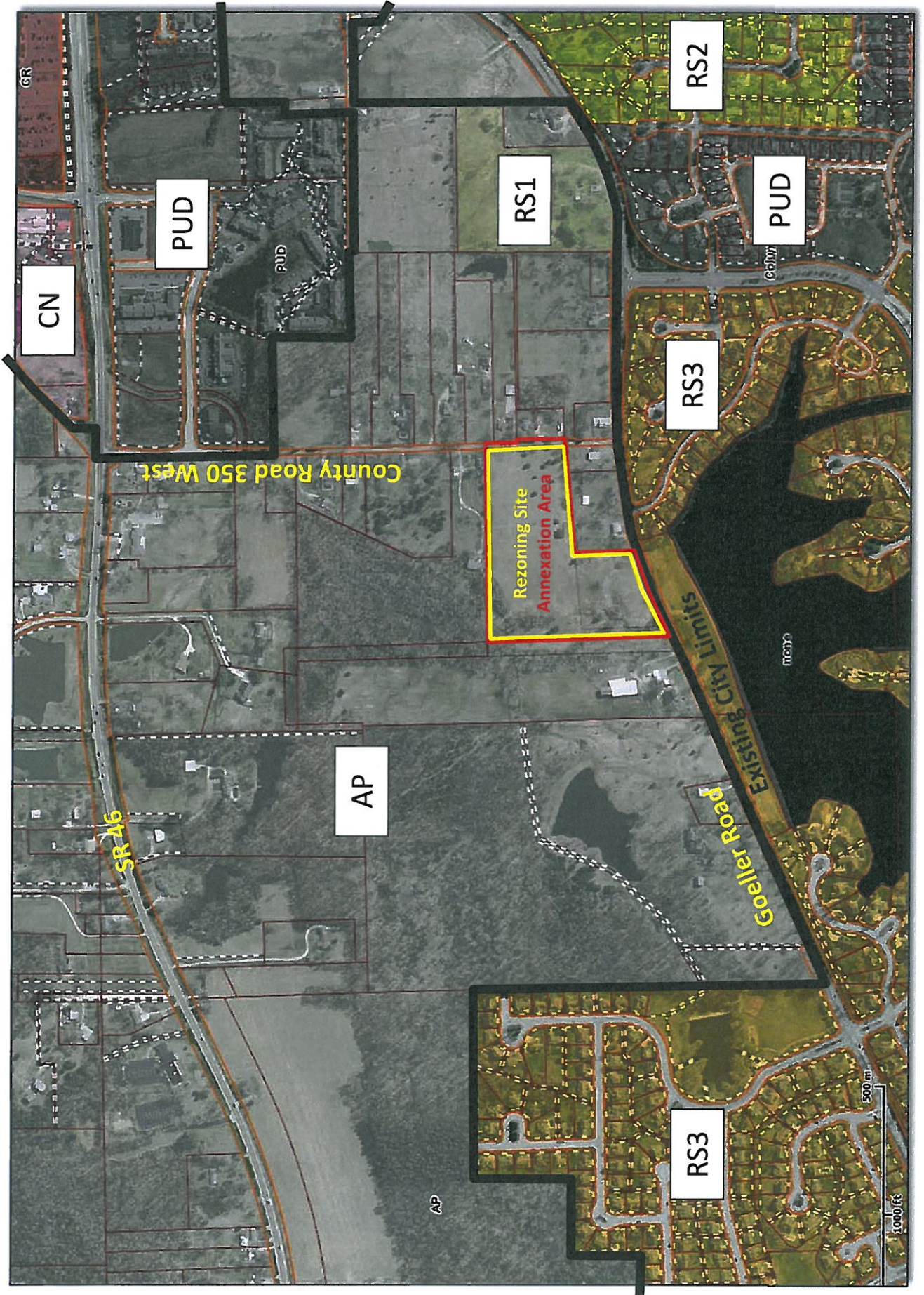
1. Encourage all development to be linked to bicycle and pedestrian systems.
2. Prohibit further non-farm development using septic systems.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

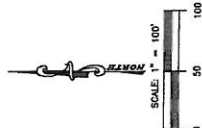
1. This parcel is located approximately 1/2 mile east and west of the current corporate boundaries of the City of Columbus in an area that currently creates a gap in the city limits. This site is an appropriate for infill development and an opportunity for orderly expansion of the City into that gap.
2. The petitioner is requesting approval of a major subdivision (PP-14-02) in conjunction with the request for annexation and rezoning.
3. The RS3 Zoning District allows for a density of 5 units per acre. The property to the south of the subject property is zoned RS3, but the average density is 2 units per acres. The proposed subdivision at the site of the rezoning shows a similar average density of 2 units per acre.
4. The surrounding area is primarily single-family residential and wooded. The proposal would not impact agricultural uses.
5. The site has water available along the south side of Goeller Road and sanitary sewer available on the northwest corner of the property.
6. The site is located at the intersection of a Goeller Road, a Minor Arterial, and County Road 350 West, a Collector Street, thereby providing suitable connection for the development to the greater network of streets and highways.
7. Westhill Shopping Center is located 3/4 of a mile to the north of the development and provides a wide selection of goods and services and the site is just west of the Interstate 65 / State Road 46 interchange area where there are also a wide variety of retail and service selections.
8. The proposed development has access to a sidepath along the south side of Goeller Road which provides a connection to Oakbrook Park, 1/2 mile to the west of the site, and to Harrison Park, 1/2 mile to the east of the site. The sidepath also connects to the People Trail at the Intersection of Goeller Boulevard and Jonathan Moore Pike providing a bicycle and pedestrian connection to Westhill Shopping Center, the I-65 interchange retail and restaurant services, and a further connection to the Downtown, Mill Race Park and destinations further to the east.

Property Location & Surrounding Zoning



STONEHAVEN MAJOR SUBDIVISION (PRELIMINARY PLAT)

FRONT YARD BUILDING SETBACK
10' FOR PRIMARY STRUCTURE AND
25' FOR ANY GARAGE WITH A VEHICLE
ENTRANCE FACING THE STREET.



ACREAGE TABLE	
LOTS 1 THRU 25	9.46 Ac.
COMMON AREAS A & B	1.91 Ac.
DEDICATED RIGHT-OF-WAY	2.09 Ac.
TOTAL	13.46 Ac.

LEGEND	
▲	SECTION CORNER
●	FOUND MONUMENT
(R)	RECORD DIMENSION
D	DRAINAGE
U	UTILITY
P	PEDESTRIAN
L	LANDSCAPING
S	SIGN
A	ACCESS
NO ACCESS	NO ACCESS
▲	CURRENT ZONING
—	CITY LIMITS

- NOTES:
- 1) SUBJECT PROPERTY IS ZONED "RS3" PER THE CITY OF COLUMBUS ZONING ORDINANCE OF CURRENT ADOPTION.
 - 2) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP NUMBER 15151N, DATED FEBRUARY 19, 1997.

Independent Land Surveying	
Tipton Lakes Community Association, Inc. SEC. 28, T. 14 N., R. 1 E., S. 4 E. MAJOR SUBDIVISION PRELIMINARY PLAT HARRISBURG COUNTY, PA	
JOB #14324 DATE: 1/15/14 BY: [Signature] CHECKED: [Signature]	SCALE: 1" = 100' DATE: 1/15/14 BY: [Signature] CHECKED: [Signature]

